



Industrial For Lease

Property Name: Interstate Battery
Location: 1026 Rankin Drive
City, State: Troy, MI
Cross Streets: Rochester Road
County: Oakland
Zoning: Industrial

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	7,245	Available Shop Sq. Ft.:	6,445
Available Sq. Ft.:	7,245	Available Office Sq. Ft.:	800
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

Freestanding:	Yes	Year Built:	1978
Clear Height:	12' - 17'	Rail:	No
Grade Level Door(s):	7: 12 x 14	Security:	No
Truckwells or Docks:	0	Interior:	N/A
Exterior Construction:	Steel/Metal	Lighting:	N/A
Structural System:	N/A	Bay Sizes:	N/A
Air-Conditioning:	Office	Restrooms:	N/A
Heating:	Radiant	Cranes:	No
Availability:	Immediately	Parking:	25
Power (Amps/Volts):	525 Amps, 240 Volts, 3-Phase		
		Sprinklers:	Yes
		Signage:	Yes
		Exterior:	N/A
		Roof:	Pitched/Metal
		Floors:	6"
		Floor Drains:	No
		Acreage:	0.780
		Land Dimensions:	N/A

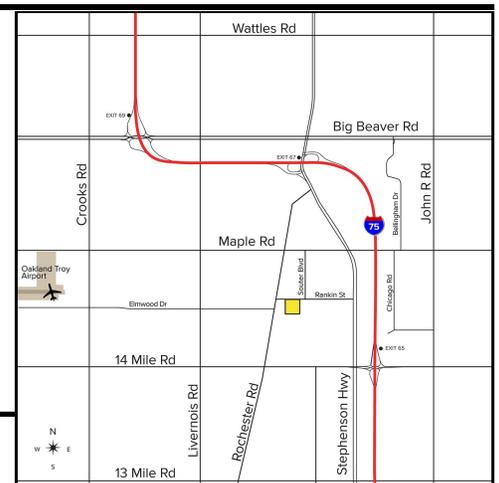
PRICING INFORMATION

Lease Rate:	\$9.25	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$9,730.96 (2025)	Deposit:	N/A
Lease Term:	-	Parcel #:	20-34-278-001;23-34-278-0	Assessor #:	N/A
		Imprv Allow:	N/A	Options:	N/A

Tenant Responsibility: Insurance - estimated \$4,523.50/year, Plowing - estimated \$420/year

COMMENTS

Clean high bay industrial distribution space with seven (7) 12'x14' high doors, large fenced in parking. New clean office space.



Broker: SIGNATURE ASSOCIATES

Agent(s):

John Droze, (248) 948-4191, jdroze@signatureassociates.com
 Grant Bruce, (248) 948-4188, gbruce@signatureassociates.com